035.0	0004	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	624,400 / 624,400
					USE VALUE:	624,400 / 624,400
					ASSESSED:	624,400 / 624,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		GRANTON PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JOHNSON VIJAY
Owner 2:	DAVID JACKULIN
Owner 3:	
Street 1:	11 GRANTON PK
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RUGGIERO WILLIAM P--ETAL -
Owner 2:	RUGGIERO DOROTHY J -
Street 1:	11 GRANTON PK
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,705 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Vinyl Exterior and 1673 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6705.000	226,900		397,500	624,400
Total Card	0.154	226,900		397,500	624,400
Total Parcel	0.154	226,900		397,500	624,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 373.27 | /Parcel: 373.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 24592

GIS Ref

GIS Ref

Insp Date 11/21/16

!2899!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 035.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	226,900	0	6,705.	397,500	624,400	624,400	Year End Roll	12/18/2019
2019	101	FV	195,300	0	6,705.	360,300	555,600	555,600	Year End Roll	1/3/2019
2018	101	FV	195,300	0	6,705.	341,600	536,900	536,900	Year End Roll	12/20/2017
2017	101	FV	195,300	0	6,705.	298,200	493,500	493,500	Year End Roll	1/3/2017
2016	101	FV	195,300	0	6,705.	254,700	450,000	450,000	Year End	1/4/2016
2015	101	FV	183,300	0	6,705.	236,000	419,300	419,300	Year End Roll	12/11/2014
2014	101	FV	183,300	0	6,705.	195,700	379,000	379,000	Year End Roll	12/16/2013
2013	101	FV	183,300	0	6,705.	186,300	369,600	369,600		12/13/2012

PRINT

Date	Time
12/10/20	18:14:13

LAST REV

Date	Time
08/03/17	10:24:35
mmcmakin	
2899	

USER DEFINED

Prior Id # 1:	24592
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RUGGIERO WILLIA	68806-79		1/24/2017		550,000	No	No		William Ruggiero d.o.d. 6/25/2016 bk 68806 pg
	8414-338		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/23/2017	187	Inter Fi	40,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
11/21/2016	Measured	DGM	D Mann
1/21/2009	Meas/Inspect	345	PATRIOT
2/25/2000	Meas/Inspect	197	PATRIOT
8/10/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6705		Sq. Ft.	Site		0	64.	0.93	3									397,537						397,500	

Total AC/HA: 0.15393 | Total SF/SM: 6705 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 397,537 | Spl Credit | Total: 397,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE W/RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	1.00291085
Adj $ / SQ:	142.163
Other Features:	79300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	328889
Depreciation:	101956
Depreciated Total:	226934

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

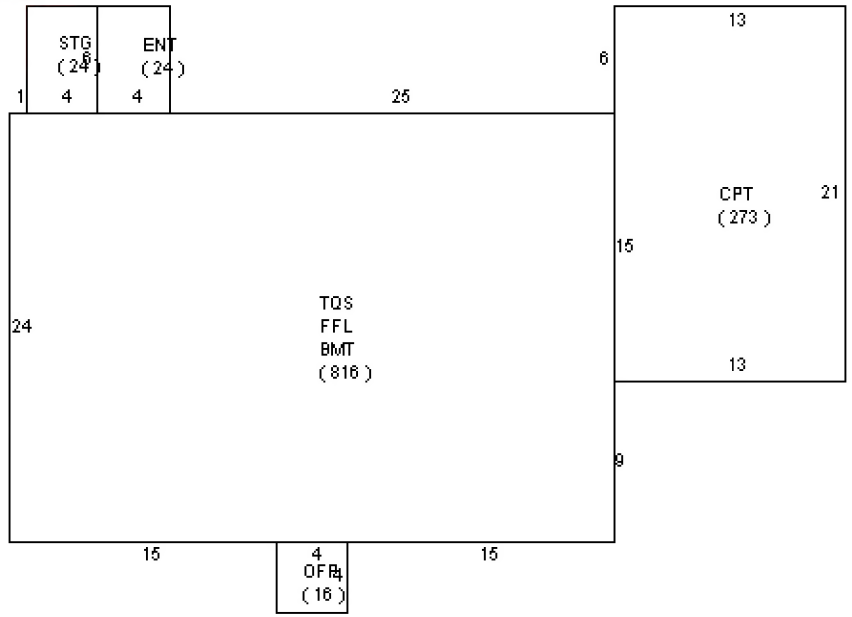
No Unit	RMS	BRS	FL
1	6	4	M
Totals			
1	6	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	142.16
Special Features:	0	Val/Su Net:	87.91
Final Total:	226900	Val/Su SzAd	158.89

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	50.970	41,588
FFL	First Floor	816	142.160	116,005
TQS	3/4 Story	612	142.160	87,004
CPT	Carport	273	12.110	3,307
ENT	ENTRY	24	26.480	635
STG	Storage	24	14.380	345
OFP	Open Porch	16	44.130	706
	Net Sketched Area:	2,581	Total:	249,590
Size Ad	1428	Gross Are	2785	FinArea 1673

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

035.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	